

EXCEPTIONAL OFFICE NEAR VICTORIA STREET – FOR SALE

4th Floor, St Thomas Court, Thomas Lane, Bristol, BS1 6JG



- An open plan office of approximately 2,775 sq ft (257.8 sq m)
- Located in the core commercial district of Bristol city centre and only a short walk from Temple Meads Railway Station
- 2 secure on site car parking spaces
- Fully fitted to a high standard
- Long 999 year lease for sale



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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COOK**
0117 934 9977

LOCATION

St Thomas Court is centrally located between Victoria Street and Redcliffe Street in the core commercial district of Bristol city centre. The property is situated on a quiet cobbled street opposite Bristol County Court, with Temple Meads Railway Station and Cabot Circus being a five and ten minutes walk away respectively.

DESCRIPTION

St Thomas Court was built in 2003 and comprises a mixed use scheme incorporating the refurbishment of a period red brick warehouse, together with the construction of a new office development.

The available space is located on the 4th floor and is accessed via an 8 person passenger lift that provides DDA compliant access to the office.

The existing tenant undertook a full refurbishment of the suite when they took occupation in 2021 and therefore the space is fully fitted out to a very high and contemporary standard to include the following:-

- Glazed meeting rooms
- LED lighting
- Air conditioning
- Fitted kitchenette / bar area
- Contemporary flooring throughout
- Exposed ceiling / services

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 2,775 sq ft (257.8 sq m).

CAR PARKING

There are two demised car parking spaces with the property.

TENURE

The long 999 year lease is available to purchase. This is a lease dated 19th July 2025 and is for a term of 999 years from 1st July 2003. A service charge is also payable.

PRICE

£825,000 (plus VAT)

PLANNING

Under the terms of the long lease, the use is as high quality offices. Other uses may be permitted, subject to prior written consent from the Freeholder.

BUSINESS RATES

In accordance with the Valuation Office Agency website (www.voa.gov.uk) the property has the following designation:-

Rateable Value: £52,500

Rates Payable (2024/2025): £26,880

VAT

We have been advised that the building is elected for VAT and therefore VAT is payable on all prices.

EPC

The property has an Energy Performance Rating of B (34).

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.





TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required. Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Finola Ingham FRICS

Tel: 0117 934 9977

Email: finols@burstoncook.co.uk

SUBJECT TO CONTRACT

October 2024

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

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